



Waiver Request

August 22, 2025

City of Olathe, Kansas
100 E Santa Fe Street
Olathe, KS 66061

Re: **Homewood Suites Hotel - Preliminary Site Development Plan (PR 25-0014)**

To Whom It May Concern,

This letter is intended to accompany the submittal for the Homewood Suites Hotel project. The property is located at 12035 S Strang Line Rd.

Request for Waiver:

- We are requesting to deviate from the glazing requirements listed in UDO Section 18.15.20 – G. 7. b. (1) Primary Facades – Request to decrease the minimum glazing percentage on the building.

Rationale:

As listed in the Approval Criteria for waivers, we believe this modification will not have an adverse effect on residential or non-residential properties and is consistent with what other hotels in Olathe have requested and been approved. The reduction in glazing is related to sizing the windows per the prototypical design. We have worked with representatives of the prototype for this hotel (Hilton Worldwide Holdings Inc) to modify their prototypical design where possible to meet the jurisdiction requirements. They felt that oversizing the glazing to meet the 35% glazing requirements would create an adverse situation for the guest rooms and indicated they would not likely approve this modification from their prototype.

To offset the reduced glazing, the Ownership team has elected to provide increased Class 1 materials above and beyond what is required by the city. The prototype also uses upgraded HVAC utilizing VTACS instead of PTACS to improve the design aesthetic associated with the windows.

Finally, almost all public facing areas on the ground floor were provided with expanded storefront glazing to maximize the glazing in areas that would not reduce guest comfort and were acceptable to the prototypical architectural review.

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The current design also includes several other updates based on feedback brought up by the planning members during the pre-application meeting such as raised brick towers, added recessed areas on the façade, and use of enhanced brick details such as soldier courses, and brick banding to enhance the design further. The design has also been adjusted since the last submittal to add more vertical articulation as well.

We thank you for your consideration on this matter.

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